

UTILITY EASEMENTS:
ANY PUBLIC FRANCHISE UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS, ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER / WASTEWATER IMPACT FEE:
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT OF AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES:
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS BASED.

SITE DRAINAGE STUDY:
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

BUILDING PERMIT:
NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROVED CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION OVER EASEMENTS:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS:
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

PARKWAY PERMIT:
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

FLOOD HAZARD NOTE:
THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE F.R.M. COMMUNITY PANEL 48439C0295K, DATED SEPTEMBER 25, 2009.

PROPERTY CORNERS:
ALL CORNERS ARE SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "CARTER WFORD", UNLESS OTHERWISE NOTED.

COVENANTS OR RESTRICTIONS:
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

PRIVATE MAINTENANCE NOTE:
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES; AND OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1373.45'	295.52'	294.95'	N 83°04'38" E	12°19'41"
C2	1000.00'	166.77'	166.57'	N 16°28'36" W	9°33'18"
C3	200.00'	242.21'	227.68'	N 54°43'22" E	69°23'17"
C4	400.00'	145.00'	144.21'	N 09°38'35" E	20°46'11"
C5	1000.00'	166.77'	166.57'	N 16°28'44" W	9°33'18"

LINE	BEARING	DISTANCE
L1	N 00°03'17" W	68.00'
L2	S 00°09'05" W	45.17'
L3	(S)N 89°50'55" W(E)	63.17'
L4	(S)N 00°09'05" E(W)	140.49'
L5	(N)S 89°50'55" E(W)	63.17'
L6	S 00°09'05" W	65.33'
L7	S 07°03'48" W	30.26'

BETHESDA FOUNDATION
DBA BETHESDA LIVING CENTER
V. 13467, P. 306

GRANBURY ROAD
(VARIABLE WIDTH ROAD - PC A.S.L. 10376)

SURVEYOR:
CARTER SURVEYING & MAPPING
KYLE RUCKER, R.P.L.S.
110 PALO PINTO ST.
WEATHERFORD, TX 76086
817-594-0400

OWNER (LOT 1R-1):
CHRIST CHURCH ASSEMBLY OF GOD
5301 ALTAMESA BLVD.
FORT WORTH, TX, 76123

OWNER (LOT 1R-2):
THE SLS GROUP, LLC
P.O. BOX 9294
FORT WORTH, TX, 76147



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: Aug. 26, 2016

Marcel R. Brown CHAIRMAN
Mary Elliott SECRETARY

LAND USE TABLE:

TOTAL GROSS ACREAGE -	22.935
NUMBER OF RESIDENTIAL LOTS -	N/A
NUMBER OF NON-RESIDENTIAL LOTS -	2
NON-RESIDENTIAL ACREAGE -	22.935
RESIDENTIAL ACREAGE -	N/A
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

THE PURPOSE OF THIS REPLAT IS TO COMBINE A 0.601 ACRE PORTION OF LOT 1R, BLOCK 1, CHRIST CHURCH IN WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, WITH LOT 1, BLOCK 1, ALTAMESA TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

FILED THIS THE 26th DAY OF August, 2016,
IN 0216193091 OF THE PLAT RECORDS OF TARRANT
COUNTY, TEXAS.

FINAL PLAT LOT 1R-1 & LOT 1R-2, BLOCK 1 CHRIST CHURCH IN WEDGEWOOD ADDITION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

CASE NO. FS-15-251

SURVEY DESCRIPTION:

STATE OF TEXAS
COUNTY OF TARRANT

OF A 22.935 ACRE (999,053± SQ. FT.) TRACT OF LAND BEING ALL OF LOT 1R, BLOCK 1, CHRIST CHURCH IN WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN DOCUMENT NO. 205220414, PLAT RECORDS, TARRANT COUNTY, TEXAS AND ALL OF LOT 1, BLOCK 1, ALTAMESA TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN DOCUMENT NO. 204025305, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SURVEYOR CERTIFICATION:

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

KYLE RUCKER, R.P.L.S. NO. 6444
JN150911R1 - SEPTEMBER 2015



KNOW ALL MEN BY THESE PRESENTS:

THAT, CHRIST CHURCH ASSEMBLY OF GOD (LOT 1R-1) AND THE SLS GROUP, LLC (LOT 1R-2), BEING THE OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1R-1 AND LOT 1R-2, BLOCK 1, CHRIST CHURCH IN WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER, WITHOUT RESERVATION THE STREETS AND EASEMENTS, AND RIGHT-OF-WAY SHOWN THEREON. WITNESS MY HAND, THIS THE 22 DAY OF August, 2016.

OWNER:
David Brown 8/22/16
NAME/TITLE DATE
Lead Pastor

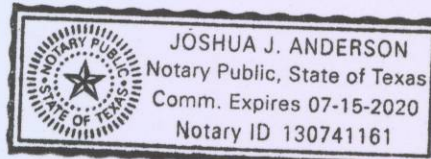
Anna SLS 8/22/16
NAME/TITLE DATE
Anna SLS

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED David Brown, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 DAY OF August, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

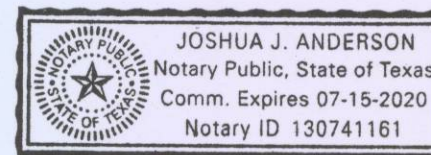


STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Anna SLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 DAY OF August, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED
8-25-16

FS15-251

CASE NO. FS-15-251

FINAL PLAT LOT 1R-1 & 1R-2, BLOCK 1, CHRIST CHURCH IN WEDGEWOOD ADDITION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BEING A REPLAT OF LOT 1R, BLOCK 1, CHRIST CHURCH IN WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CLERK'S FILE NO. D205220414, PLAT RECORDS, TARRANT COUNTY, TEXAS AND ALL OF LOT 1, BLOCK 1, ALTAMESA TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN CLERK'S FILE NO. D204025305, PLAT RECORDS, PARKER COUNTY, TEXAS.

NOVEMBER 2015

CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403

